

124 Jaffrays Road, Wallacedale, Vic 3303



Farmlet For Sale

Wednesday, 10 July 2024

124 Jaffrays Road, Wallacedale, Vic 3303

Bedrooms: 3

Bathrooms: 1

Area: 54 m2

Type: Farmlet



Nick Adamson



Leeson White
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EOI close 12th August at 1pm

TO BE SOLD AS A WHOLE OR IN TWO LOTS: Lot 1 Home Block West - 134 Acres / 91.86 Hectares Lot 2 Grazing Block East - 109 Acres / 80.12 Hectares LOT 1 - HOME BLOCK WEST SMALL FARM - LIFESTYLE - CATTLE - PRIME LAMBS - HORTICULTURE • Versatile & productive farm on 134 Acres, easily adaptable for a range of extensive and intensive enterprises incl free-range eggs, bees and viticulture... • Well-balanced, gently undulating, responsive soil types with a northerly aspect running onto 50 acres of evergreen black loam flats. • North facing & elevated 3 brm W/B family home with dual living areas & large outdoor functional entertaining area, set in an established garden. • 20 A/S H/B dairy & large (135m²) multipurpose open fronted shed plus utility shedding. HOME AND IMPROVEMENTS: • Elevated and north facing three-bedroom weatherboard home with corrugated iron roof with delightful garden and rural aspects. Open plan living area with original open fire place with kitchen & spacious dining area complete with wood heater and reverse cycle a/c. Kitchen is equipped with WIP, gas cooktop and electric stove. There is a large and functional outdoor living area adjoining the kitchen for outdoor entertaining. There is a family bathroom with shower and toilet. Adjacent to the outdoor living area is an outdoor raised pool for fun during summer. Domestic water: 2 x concrete and 1 x poly water tanks holding up to 49,000 litres (approx. only). The home is set back conveniently in an elevated position just off Jaffrays Road, an easy care lawn area surrounded by a well-established, low maintenance garden. Farming improvements include a 20 aside Herringbone dairy, steel construction and corrugated galvanized iron roofing (120m²). The functional dairy traditionally milks around 170 - dairy cows and features milk vat with 5,000 litre capacity and two well sized effluent pond close by. The cow yard comfortably holds up to 200 head and is equipped with cattle race and crush. There is an automatic feed system in the dairy. There is an all-weather circular tanker track which is also used for other transport including stock outwards and fodder inwards with b double access. Other farming improvements include a large (135m²) multipurpose open fronted galvanised iron machinery / hay / calf shed with earthen floor and power connected. WATER: • Water security is a feature with two sources of stock water on the property. Water is available across the whole farm. Bore #1: approx. 30-metres with submersible pump (currently not functioning) Bore #2: Artesian water at approx. 155-metres. This provides a strong source of water to all paddocks. Groundwater 5mg is available. LOT 2 - GRAZING BLOCK EAST BEEF - PRIME LAMBS - CROPPING • 109 Acres of well balanced, gently undulating country subdivided into 5 paddocks • Ideally suited as a productive standalone grazing or cropping property • One dam located in the south-west corner of this block • Ease of management with good access from Jaffrays Road LOCATION: 124 Jaffrays Road, Wallacedale Vic. 9km to the village of Branxholme, 34km to Hamilton, 55km to Portland and 28km to Heywood. Branxholme is well serviced by a kindergarden and primary school, the Junction Hotel and Stalkers Bend General Store, which also includes the post office and newsagency and V/Line bus stop. Hamilton and Portland are key regional and rural hubs of approx. 10,000 people each providing primary and secondary school services, health and sporting facilities, broad range of retail and business services, hospitality and strong commercial and industrial sectors. Portland, Victoria's earliest settlement is known for its deep sea port, grain and livestock exports and fertilizer imports. Warrnambool is a further 96km and offers livestock marketing facilities, export abattoir and milk factories. RAINFALL: Annual average rainfall of around 26 - 27" / 672ml. SERVICES: Postal services to the front gate - Home Block West. The school bus picks up at the corner of Nixons Road and Post Office Road, Wallacedale, delivering to Branxholme Primary and Hamilton Secondary Schools. COMMENTS: This is a wonderful opportunity to secure as a Whole or in Two Lots, versatile and productive rural holding/s in a sought after high rainfall farming location. The Condah/Branxholme district is noted for its agricultural diversity and versatility. FOR SALE: Expressions of Interest (EOI) Closing Monday, 12th August at 1:00pm AGENT DETAILS: Nick Adamson 0418 571 589 Leeson White 0448 226 579